130.0	0001	0032.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	806,500 / 806,500
					USE VALUE:	806,500 / 806,500
					ASSESSED:	806,500 / 806,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		ACADEMY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STERGIOU SANDRA		
Owner 2:			
Owner 3:			
Street 1:	42 ACADEMY ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	SACHS MARC--ETAL -
Owner 2:	STERGIOU SANDRA -
Street 1:	42 ACADEMY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,391 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1963, having primarily Wood Shingle Exterior and 1850 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7391.000	227,900	1,000	577,600	806,500
Total Card	0.170	227,900	1,000	577,600	806,500
Total Parcel	0.170	227,900	1,000	577,600	806,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.85 | /Parcel: 435.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 84214
GIS Ref
GIS Ref
Insp Date 05/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 130.0-0001-0032.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	227,900	1000	7,391.	577,600	806,500	806,500	Year End Roll	12/18/2019
2019	101	FV	203,300	1000	7,391.	609,600	813,900	813,900	Year End Roll	1/3/2019
2018	101	FV	203,300	1000	7,391.	449,200	653,500	653,500	Year End Roll	12/20/2017
2017	101	FV	203,300	1000	7,391.	430,000	634,300	634,300	Year End Roll	1/3/2017
2016	101	FV	203,300	1000	7,391.	397,900	602,200	602,200	Year End	1/4/2016
2015	101	FV	185,200	1100	7,391.	333,700	520,000	520,000	Year End Roll	12/11/2014
2014	101	FV	185,200	1100	7,391.	326,000	512,300	512,300	Year End Roll	12/16/2013
2013	101	FV	185,200	1100	7,391.	310,600	496,900	496,900		12/13/2012

!10185!

PRINT

Date	Time
12/11/20	00:31:15

LAST REV

Date	Time
08/25/18	13:07:49

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10185

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SACHS MARC--ETA	70262-385		11/20/2017	Convenience	10	No	No		
STEIN ROBERT O	21602-164		12/1/1991		217,000	No	No		Y

USER DEFINED

Prior Id # 1:	84214
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	MEAS&NOTICE	HS	Hanne S
3/11/2009	Inspected	372	PATRIOT
2/12/2009	Measured	372	PATRIOT
4/10/2000	Inspected	264	PATRIOT
11/18/1999	Mailer Sent		
11/9/1999	Measured	243	PATRIOT
8/11/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7391		Sq. Ft.	Site		0	90.	0.87	10									577,558						577,600	

Total AC/HA: 0.16967 | Total SF/SM: 7391 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 577,558 | Spl Credit | Total: 577,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00139987
Adj $ / SQ:	128.430
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	279960
Depreciation:	52073
Depreciated Total:	227888

COMMENTS

BK; 15535 PG; 371.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	5	BRs:	2	Baths:	1	HB						

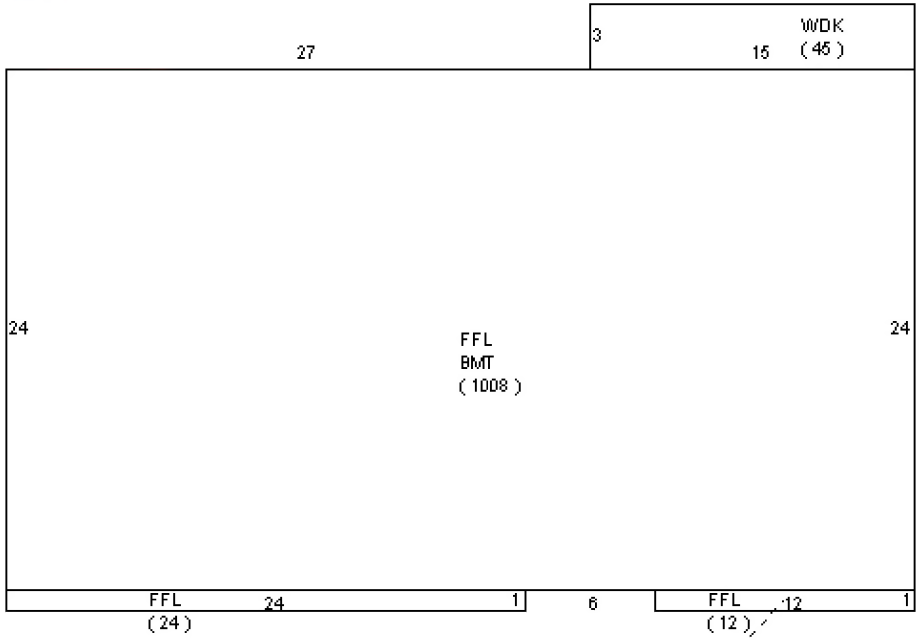
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.43
Special Features:	0	Val/Su Net:	108.68
Final Total:	227900	Val/Su SzAd	218.30

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,044	128.430	134,080
BMT	Basement	1,008	63.650	64,159
WDK	Deck	45	16.020	721

Net Sketched Area:	2,097			Total:	198,960
Size Ad	1044	Gross Are	2097	FinArea	1850

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 130.0-0001-0032.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	A	Y	1	9X10	A	AV	1980	16.00	T	31.2	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:	Total: 1,000